



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA - CITY HALL
3939 N. DRINKWATER BOULEVARD
SEPTEMBER 7, 2006
APPROVED**

PRESENT: Ron McCullagh, Councilman
Jeremy A. Jones, Vice Chairman
David Barnett, Commissioner
Michael Edwards, Design Member
Michael D'Andrea, Development Member
David Brantner, Development Member
Michael Schmitt, Design Member

STAFF: Lusia Galav
Tim Curtis
Dan Symer
Jeff Ruenger
Frank Gray
Don Hadder
Kim Chafin
Sherry Scott

CALL TO ORDER

The study session of the Scottsdale Development Review Board was called to order by Councilman McCullagh at 1:05 p.m.

OPENING STATEMENT

Councilman McCullagh read the opening statement that describes the role of the Development Review Board and the procedures used in conducting this meeting.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

MINUTES APPROVAL

APPROVED-9/21/06-DRB-AR

1. August 24, 2006 Development Review Board Study Session Minutes
2. August 24, 2006 Development Review Board Regular Meeting Minutes

VICE-CHAIRMAN JONES MOVED TO APPROVE THE MINUTES OF AUGUST 24, 2006 INCLUDING THE STUDY SESSION. SECONDED BY BOARD MEMBER SCHMITT, THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF FIVE (5) TO ZERO (0). COUNCILMAN MCCULLAGH AND COMMISSIONER WERE RECUSED.

CONSENT AGENDA

3. 105-DR-2004#2 Scottsdale Air Center - Hanger 5
4. 26-PP-2005 Buffalo Ranch
5. 5-PP-2006 DC Ranch Parcel 2.15 Preliminary Plat
6. 6-PP-2006 Parcel M and O at Troon
8. 17-DR-2006 68th Street and Thomas Road

VICE-CHAIRMAN JONES MOVED TO APPROVE CASE 105-DR-2004#2, THE SCOTTSDALE AIR CENTER; CASE 26-PP-2005, BUFFALO RANCH; CASE 5-PP-2006, DC RANCH PARCEL 2.15; CASE 6-PP-2006 PARCEL M AND O AT TROON; AND 17-DR-2006, 68TH STREET AND THOMAS ROAD WITH THE FOLLOWING STIPULATIONS: ONE, THE CURB ON THE WEST SIDE OF THE BUILDING BE MOVED TO THE WEST FOUR FEET TO ALLOW ADDITIONAL PLANTERS OR TREE GRATES WHICH IS TO BE WORKED OUT WITH STAFF; TWO, LOWER THE RECESSED ROOFS TO THE SAME HEIGHT AS THE GLASS OR LOWER; THREE, MOVE THE SIDEWALK ENOUGH OFF OF 68TH AND THOMAS WHERE POSSIBLE TO ADD PLANTERS OR TREE GRATES; AND FOUR, DEDICATE A PUBLIC ACCESS EASEMENT FOR THE SIDEWALK. SECONDED BY BOARD MEMBER D'ANDREA, THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF SEVEN (7) TO ZERO (0).

REGULAR AGENDA

7. 53-DR-1994#2 Hotel Indigo

Vice-Chairman Jones noted that the project was acceptable as presented with the exception of the color. He expressed concern about the whole façade being painted one color and inquired whether the Applicant could propose a possible adjustment to the color in the same color range or make a defense for leaving it the way it was. He suggested lightening the facades with the pop-outs to distinguish the three dimensional elements.

Mr. Ron Hecht with DLR explained that when different colors were used on the pop-outs they looked like moustaches. Through studies it was found that once the color was blocked out on the building the shadows became more prevalent.

He reiterated that highlighting the pop-outs was not favorable for the building. Vice-Chairman Jones opined that Mr. Hecht had a good argument.

Board Member D'Andrea identified differences between the perspective rendering and the elevations. He reiterated the use of one color for the entire façade was too much.

In response to a question by Board Member D'Andrea, Mr. Hecht noted that the button squares would be painted a different color and the color across the expanse helps to create a blocking style. Mr. Hecht clarified that the window frames were a light turquoise, the Indigo signs were a deep blue, and the roof is a prefinished metal; the buttons will be painted to match the roof. Mr. Hecht presented an elevation of the north and south sides of the building depicting how the gray, blue, and rose colors work together when viewing the building in three dimensions.

Board Member Schmitt mentioned that he would like to see a holistic approach to the color scheme. He noted that the color palette did not include the turquoise or the copper color in combination with the gray, rose, and blue. Mr. Hecht clarified that the window frames are really more of a deep green. He noted that the buttons were actually existing metal decoration placed between the air-conditioning vents; he reiterated that the buttons would be the color of the roof.

BOARD MEMBER BRANTNER MOVED TO APPROVE 53-DR-1994#2 WITH THE STIPULATION THAT MODIFIED COLORS RETURN TO STUDY SESSION.

Ms. Galav suggested that it may be more appropriate to continue the case because the color was a major element of the approval. Mr. Hecht requested that the Board consider approving the balcony and the landscaping around the pool so that permits, etcetera can be applied for. Ms. Galav confirmed that it would be allowable for the Board to approve portions and continue portions of the application; the portion continued would be required to return to a full DRB hearing.

BOARD MEMBER BRANTNER MODIFIED HIS MOTION TO HAVE THE MODIFIED COLORS RETURN TO A DEVELOPMENT REVIEW BOARD HEARING FOR COLOR APPROVAL.

In response to a question by Commissioner Barnett, Ms. Galav confirmed that the case could be heard at the next DR Board meeting and would not be required to re-notice or do any public outreach; a full staff report would be provided. Mr. Gray reiterated that a portion of the case could be approved and the color discussion would be continued.

Vice-Chairman Jones clarified that several options were available with any case: partial approvals, approvals, continuances, approving with a portion coming back to study session, or working with staff. If an item returns to study session and is not approved, staff can prevent the Applicant from getting a building permit.

In response to an inquiry by Board Member D'Andrea, Mr. Hecht stated that the drawings should be ready prior to the next Development Review Board hearing.

COMMISSIONER BARNETT SECONDED THE MOTION.

Vice-Chairman Jones noted that there were several different opinions from the Board regarding color and the architects who have been working on it were from a reputable firm; the Board should consider whether further discussion would improve the project. He opined that the colors should be accepted as designed.

In response to a question by Councilman McCullagh, Mr. Symer confirmed that there was no public art requirement for the project. Councilman McCullagh thanked the Applicant for their willingness to participate in the public art program.

Mr. Hecht explained that the mural was a photograph applied to a vinyl material and applied to the building. During discussions at the Cultural Council they guaranteed that quality materials would be used that would be easily replaced in the future. The murals will be used nationwide as a hotel branding which depicts renewability, different themes will be used depending on location; a southwest theme will be used here.

Councilman McCullagh restated the motion was to approve the request subject to continuing the issue of color which would return for approval.

THE MOTION CARRIED BY A VOTE OF SIX (6) TO ONE (1). VICE-CHAIRMAN JONES DISSENTED.

ADJOURNMENT

With no further business to discuss the regular session of the Development Review Board adjourned at 1:37 p.m.

Respectfully submitted,
AV-Tronics, Inc